

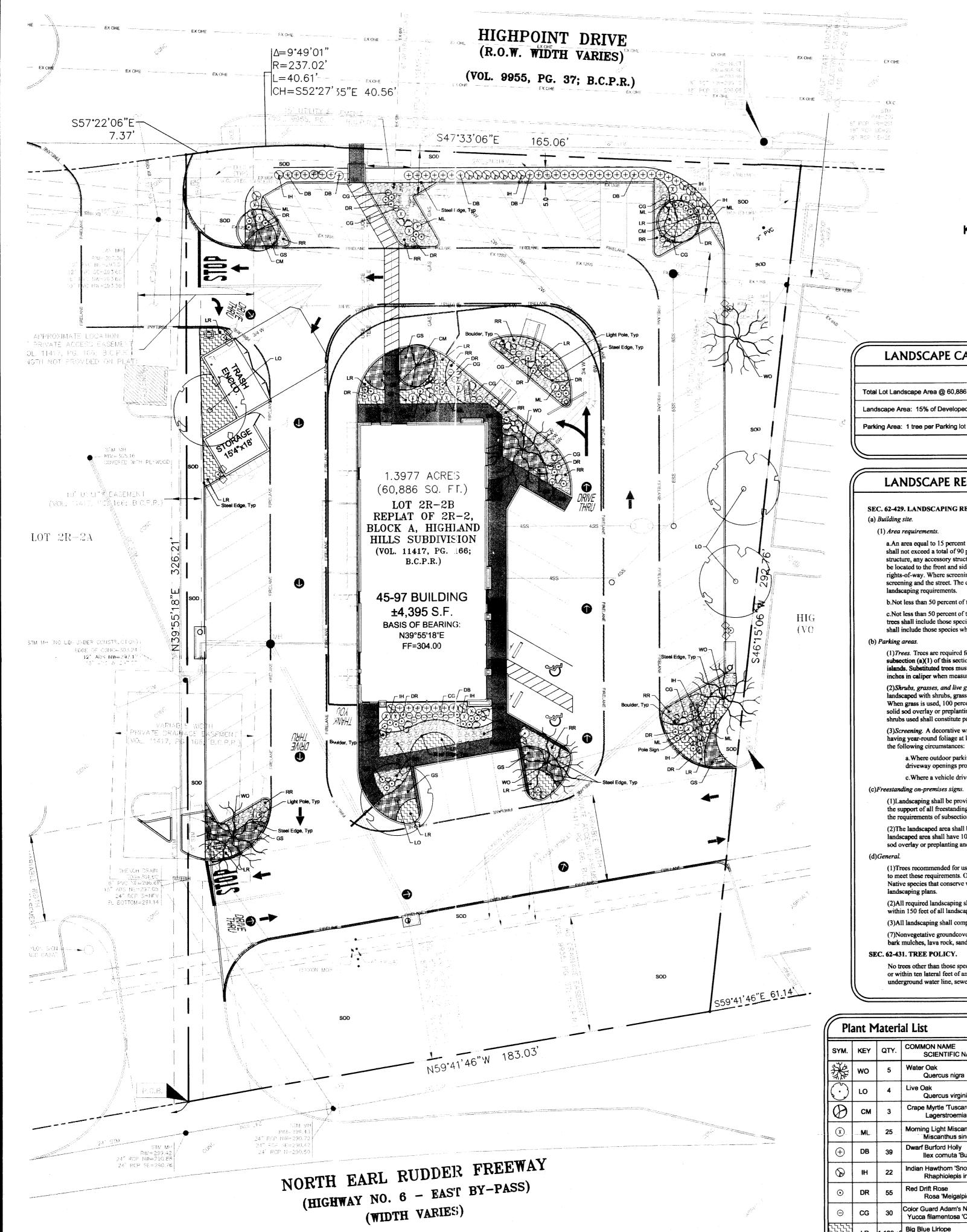
FULL PATH: I:\Projects\2013\2013.294 McDonalds - Bryan, TX (Briarcrest

PLOT TIME: 10.26:48 AM PLOTTER:

PLOT DATE: Friday, December 20, 2013

IAME: C4.0 SITE PLAN.dwg

FILENAME: C4.0 SITE PLA





LANDSCAPE CALCULATIONS for the City of Bryan, TX

	REQUIRED	PROVIDED
Total Lot Landscape Area @ 60,886 SF	-	32% (19,275.31 SF)
Landscape Area: 15% of Developed Area @ 39,063.55 SF	15% (5,859.53 SF)	49% (19,275.31 SF)
Parking Area: 1 tree per Parking lot Island	8 Trees	8 Trees

LANDSCAPE REQUIREMENTS for the City of Bryan, TX

SEC. 62-429. LANDSCAPING REQUIREMENTS. (a) Building site.

a.An area equal to 15 percent of the developed area (building site) shall be required to be landscaped. A lot shall not exceed a total of 90 percent impervious lot coverage. The developed area shall include the main structure, any accessory structure, parking lots, equipment lots, and outside storage areas. Landscaping shall be located to the front and sides of the parcel in those portions of the developed area facing public rights-of-way. Where screening is required along a public street, landscaping shall be placed between the screening and the street. The combination of trees, shrubs, and groundcover shall be used in fulfilling the landscaping requirements.

b.Not less than 50 percent of the area to be landscaped shall be planted in trees.

c.Not less than 50 percent of the trees planted in the area to be landscaped shall be canopy trees. Canopy trees shall include those species whose mature crown height is 30 feet or more in height. Noncanopy trees shall include those species whose mature crown height is at least 15 feet in height.

(1) Trees. Trees are required for every parking lot end island regardless of the number of trees required by subsection (a)(1) of this section. Other appropriate landscape materials may replace trees in some parking islands. Substituted trees must be planted elsewhere on site. Trees to be planted shall be a minimum of two

(2) Shrubs, grasses, and live groundcovers. The remainder of all parking lot islands shall be fully landscaped with shrubs, grass, live groundcovers, and/or nonvegetative groundcover approved by the city. When grass is used, 100 percent live grass groundcover and/or live groundcover is required, whether by solid sod overlay or preplanting and successful takeover of grass and/or planting of live groundcover. Any shrubs used shall constitute partial fulfillment of the requirements of subsection (a)(1) of this section. (3) Screening. A decorative wall or landscaped earth berm at least two feet in height, or dense shrubbery having year-round foliage at least three feet in height, is required as a visual buffer along street frontages in

a. Where outdoor parking areas are located within 30 feet of any street right-of-way, except for driveway openings providing access from the street to the parking area. c. Where a vehicle drive-up window faces a street.

(c) Freestanding on-premises signs.

(1)Landscaping shall be provided for an area extending a minimum four linear feet in all directions from the support of all freestanding on-premises signage. This landscaping shall constitute partial fulfillment of the requirements of subsection (a)(1) of this section.

(2) The landscaped area shall be composed of a minimum of 50 percent shrubs. The remainder of the landscaped area shall have 100 percent live grass groundcover and/or live groundcover whether by solid sod overlay or preplanting and successful takeover of grass and/or planting of live groundcover.

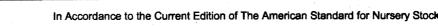
(1)Trees recommended for use in the Brazos Valley are identified on the tree species list and may be used to meet these requirements. Other species may be used upon review and approval of a landscape plan. Native species that conserve water and have reduced maintenance requirements are suggested for use in landscaping plans.

(2)All required landscaping shall be irrigated by either an underground sprinkler system, or hose attachment within 150 feet of all landscaping.

(3)All landscaping shall comply with the sight distance requirements as defined in article VI of this chapter. (7)Nonvegetative groundcovers permitted by this article may include but is not limited to washed gravel, bark mulches, lava rock, sand, rock, or other decorative covers used in landscaping.

No trees other than those species listed as a noncanopy tree on the approved tree list may be planted under or within ten lateral feet of an overhead utility wire, or over or within five lateral feet of any public underground water line, sewer line, or other utility.

City of Bryan, TX Plant Material List Reference Recommended Plant Material List COMMON NAME O.C. ROOT SIZE HEIGHT SPREAD COMMENT SCIENTIFIC NAME N/A B&B 3" cal. 12' min. Full Canopy,Strong Central Leader 5' min. Quercus nigra Full Canopy,Strong Central Leader B&B | 3" cal. | 12' min. Crape Myrtle Tuscarora Full Canopy, Healthy, Good Form Multi-trunk, 3 cane minimum Lagerstroemia indica 'Tuscarora Morning Light Miscanthus Full, Healthy, Even Growth Miscanthus sinensis Dwarf Burford Holly llex comuta 'Burfordii Indian Hawthom 'Snow' Full, Healthy, Even Growth Rhaphiolepis indica Red Drift Rose 24" Cont. 3 gal. 18" min. Full, Healthy, Red Bloom Rosa 'Meigalpi Color Guard Adam's Needle 12" min. Full, Healthy, No Broken Spines 12" min. Yucca filamentosa 'Color Guard' Big Blue Liriope 18" | Cont. | 1 gal. | 12" min. Liriope muscari 'Bio Blue 24" Cont. 1 gal. 12" min 12" min. Full, Healthy Locally Available



LANDSCAPE PROJECT NOTES

Refer to Sitework Specifications for all information needed for landscape work. Notify Landscape Architect or designated representative of any layout discrepancies

or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tilled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, and to the outside of utility easements with a clear ten feet (10') around fire hydrants. Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ 1/8" min. thickness unless bed is bordered by concrete. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz, woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

All areas of river rock as designated shall be locally available and of an average diameter of one and one-half inches (1 1/2") minimum to three inches (3") maximum. Contractor shall install to a depth of three inches (3"). Rock should be compacted and stable under foot when applied in a pedestrian area.

Boulders labeled on plan shall vary in size according to symbol size. Smaller boulders shall have a minimum exposed height of eighteen inches (18"), minimum width of thirty-six inches (36") and a minimum depth of twenty-four inches (24"). Larger boulders shall have a minimum exposed height of twenty-four inches (24"), minimum width of forty-eight (48") and a minimum depth of thirty-six (36"). Boulders shall be recessed into the grade and shall be oriented so that its longest side is parallel to the ground plane to achieve a natural look.

SOD PROJECT NOTES

Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and urfgrass losses due to erosion will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.

All slopes and areas disturbed by construction, except those occupied by buildings structures, or paving shall be graded smooth and four (4") inches of topsoil applied. adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drug with a weighted spike harrow or

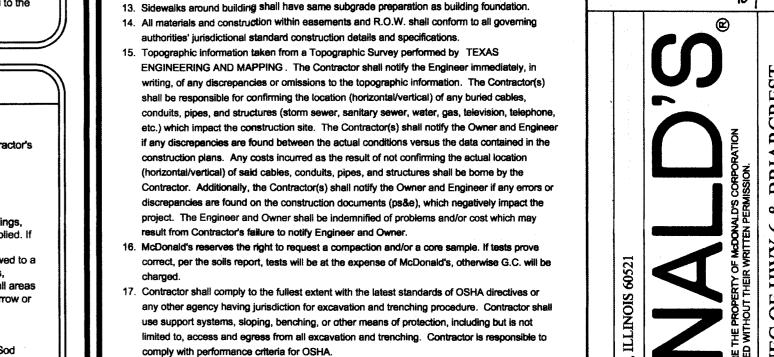
GRASS SOD:
Turfgrass sod shall be 100% "Cynodon dactylon" (Common Bermuda grass). Sod shall consist of stolons, leaf blades, rhizomes and roots with a healthy, virile system of dense, thickly matted roots throughout the soil of the sod for a thickness not less than three-quarters (3/4") inch. Sod shall be alive, healthy, vigorous, free of insects, disease, stones, and undesirable foreign materials and grasses. The grass shall have been mowed prior to sod cutting so that the height of grass shall not exceed two (2") inches. Sod shall have been produced on growing beds of clay-loam topsoil. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that its survival will be affected. All sod is to be harvested, delivered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from exposure to wind, sun, and freezing. Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a grown-in appearance.

In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS:

Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.



VERIFY W/MCDONALD'S: ASPHALT: CONCRETE:

CONTRACTOR TO BID: ASPHALT: CONCRETE:

VICINITY MAP

N.T.S.

GENERAL NOTES

Contractor. Lighting fixtures, bases, poles, conduit, and wiring are by the General Contractor. Lot lighting concrete footings to conform with the soils report recommendations for this site.

. Bases for flagpoles are by the General Contractor. Anchor bolts are by the flagpole supplier.

The Contractor shall coordinate with all utility companies to determine exact point of service

connection at existing utility. Refer to the building electrical and plumbing drawings for utility

All elevations shown are in reference to the benchmark and must be verified by the General

All landscape areas shall be rough graded to 6" below top of all walks and curbs. Finished

It is strongly recommended that no contractual agreements of any kind be signed prior to

. Due to the nature of the work, all dimensions shown shall be considered approximate

receiving and thoroughly reviewing all approvals from all of the regulatory authorities having

Contractor shall field verify all dimensions prior to beginning construction. Shop drawings shall

be submitted to the Architect and/or Engineer for approval prior to fabrication or installation of

any item. Failure to adhere to this procedure shall place full responsibility for any errors

2. Contractor shall contact appropriate jurisdictional agencies prior to construction to confirm if

Contractor shall make necessary arrangements to insure proper testing & inspections are

independent testing or inspections will be required prior to their acceptance of work.

documented such that work will be accepted at project completion.

Bases, anchor bolts, conduit, and wiring for all signs are by the General Contractor.

General contractor shall coordinate with flag pole supplier prior to construction.

General Contractor must provide exact "as built" information upon completion.

Curb elevations shall be 6" above finish pavement unless noted otherwise.

grading, landscaping and sprinkler systems are by the Owner / Operator.

service entrance locations, sizes, and circuiting.

Contractor at groundbreak.

jurisdiction over this project.

directly upon the Contractor.

2. 3/4" empty conduit to locations shown at the lot perimeter for lot lighting is by the General

TO CO	AVING & SUBGRADE SPECIFICATIONS MPLY WITH GEOTECHNICAL REPORT EPARED BY:	TERRACON CON NOVEMBER 8, 2013 PROJECT NO. A1135036	ISULTANTS, INC.
	ASPHALT PAVEMENT R	ECOMMENDATIONS -	ALTERNATE BID
	PAVEMENT MATERIALS	LIGHT DUTY	HEAVY DUTY
	Asphalt Surface Course	2*	2.5*
	Base Material	8"	10"
	Treated Subgrade	6"	6*
	CONCRETE PAVEMENT RECOMMENDATIONS - BASE BID		
	PAVEMENT MATERIALS	LIGHT DUTY	HEAVY DUTY

PAVEMENT AND SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED NOVEMBER 8, 2013. [PROJECT NUMBER A1135036]

STANDARD PROCTOR (ASTM D 698) MAXIMUM DRY DENSITY FOR A DEPTH OF AT LEAST 6 INCHES BELOW THE SURFACE. SEE SECTION 4.2 OF GEOTECH REPORT. PAVEMENT MAY BE PLACED AFTER THE SUBGRADE HAS BEEN CHEMICALLY TREATED IN ACCORDANCE WITH SECTION 4.5 OF THE REPORT AND PROPERLY COMPACTED, FINE-GRADED AND PROOF ROLLED AS SPECIFIED IN THE SOILS REPORT. ALL WORK SHALL BE IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION WATER SHOULD NOT BE ALLOWED TO POND BEHIND CURBS AND SATURATE THE BASE

SUBGRADE SHOULD BE SCARIFIED AND COMPACTED TO AT LEAST 95 PERCENT OF THE

MATERIALS. GRANULAR BASE MATERIAL SHOULD EXTEND THROUGH THE SLOPE PROVIDING UNDERGROUND DRAINAGE AN EXIT PATH. REFER TO C10.2 FOR CONCRETE JOINT SPECIFICATIONS UNLESS NOTED OTHERWISE IN THE SOILS REPORT. ALL CONCRETE PAVEMENT SHALL BE 4,000 PSI @ 28 DAYS AND REINFORCED WITH #3 BARS

@ 18" O.C.E.W. (LIGHT DUTY) AND #4 BARS @ 18" O.C.E.W. (HEAVY DUTY AND DUMPSTER).
NOTE BASE MATERIAL FOR ASPHALT OPTION TO BE TXDOT ITEM 247, TYPE A OR D, GRADE I COMPACTED TO 95% MODIFIED PROCTOR (ASTM 1557). . IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

THE INFORMATION ABOVE IS BEING PROVIDED FOR REFERENCE ONLY AND SHALL NOT BE RELIED ON AS ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REFERRING TO THE GEOTECHNICAL REPORT REFERENCED ABOVE. FOR ALL

SURVEY INFORMATION

PREPARED BY: **LEGAL DESCRIPTION:** TEXAS ENGINEERING AND MAPPING A 1.3977 ACRE TRACT OF LAND, BEING ALL OF LOT 2R-2B, REPLAT OF 2R-2, 12810 CENTURY DRIVE STAFFORD, TX 77477 BLOCK A, HIGHLAND HILLS SUBDIVISION, (281) 491-2525 VOL. 11417, PG. 166, B.C.P.R. DATE: 12/16/13

PLAN SCALE: 1" = 20' ADDITION

HIGHLAND HILLS SUBDIVISION STREET ADDRESS

NEC OF HWY 6 & BRIARCREST

BRYAN COUNTY: ABSTRACT NO. **BRAZOS** JOHN AUSTIN CORPORATE DWG. NAME L/C NUMBER: LANDSCAPE PLAN 042-3082

STATUS DATE DATE DRAWN DECEMBER 2013 MJB PLAN CHECKED DECEMBER 2013 BRH AS-BUILT